

PROPOSED DEVELOPMENT CONDITIONS

SE 2013-MA-007

October 23, 2013

If it is the intent of the Board of Supervisors (Board) to approve SE 2013-MA-007, located at 7535 Little River Turnpike, and consisting of 10,157 square feet of the 2.44-acre site, more specifically described as units 310E; 325A; 325B; and 325C, for a university, pursuant to Sect. 4-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception (SE) is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the plan approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Plat entitled "7535 Little River Turnpike," consisting of 2 sheets (Sheet 1 prepared by Dewberry & Davis, LLC, and dated August 2004; and Sheet 2, prepared by GTM Architects, and dated August 12, 2004, and revised through August 27, 2004), and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum number of students on-site at any one time shall be 30.
5. The maximum number of faculty and staff on-site at any one time shall be five.
6. Three Category IV deciduous trees (with species such as Swamp White Oak, Willow Oak, Chestnut Oak, or Ginkgo) shall be planted within the large gaps on the western side of the parking lot to help increase shading over the parking spaces. Trees being planted shall all have minimum calipers of two (2) inches. In addition to the trees, 12 native shrubs (with species such as Northern Bayberry) shall be added in a row within the large parking lot island located on the southern side of the office building or within the large gaps on the western side of the parking lot. Shrubs provided shall be a minimum of 18-24 inches tall with a minimum container size of three (3) gallons. All landscaping being installed shall be coordinated with the Urban Forest Management Division (UFMD) and shall occur within two planting seasons of Board approval of this SE, either during the fall or spring planting seasons. Within two weeks of installation, a landscape inspection shall be requested of the UFMD at which time

all newly planted landscaping shall be alive and healthy as determined by the UFMD. If landscaping is not healthy, according to UFMD, it shall be replaced by the applicant.

7. All vehicular parking shall be provided on-site. Prior to the issuance of a non-RUP, a parking tabulation prepared by a licensed engineer shall be submitted and approved, demonstrating that adequate parking for all uses has been provided. If it is determined that adequate parking does not exist, the maximum enrollment/attendance for the university use may be restricted so that adequate parking may be achieved.
8. All signage shall conform to Sect. 12-208 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board unless and until adopted by the Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-RUP through established procedures, and this use shall not be established until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.